HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: February 2016

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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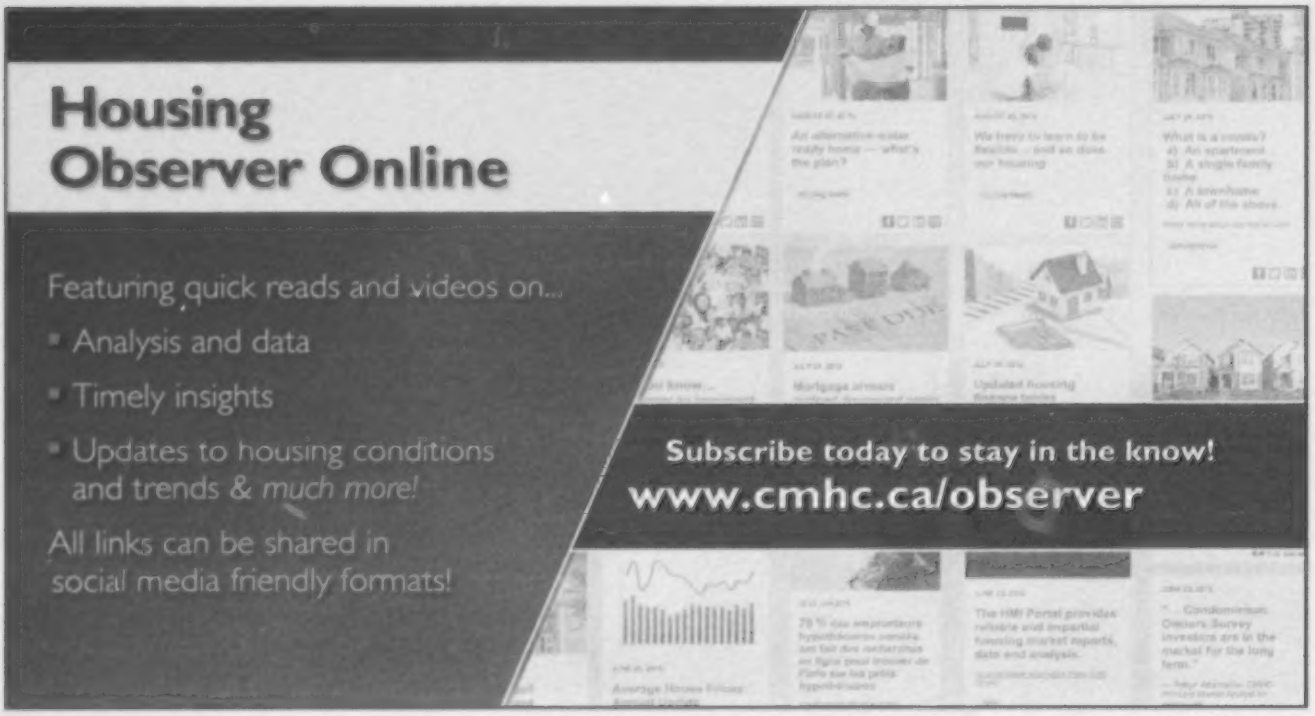
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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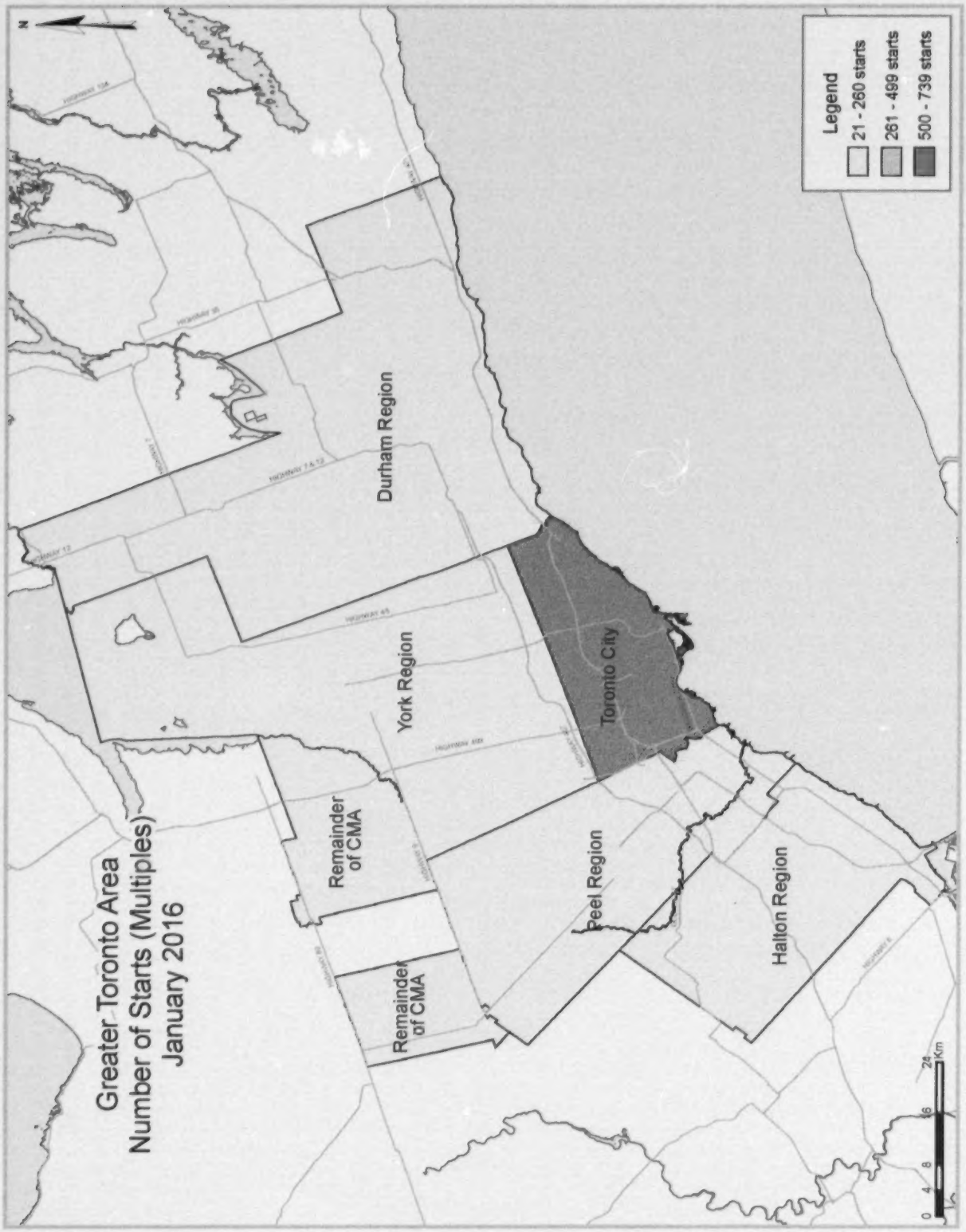
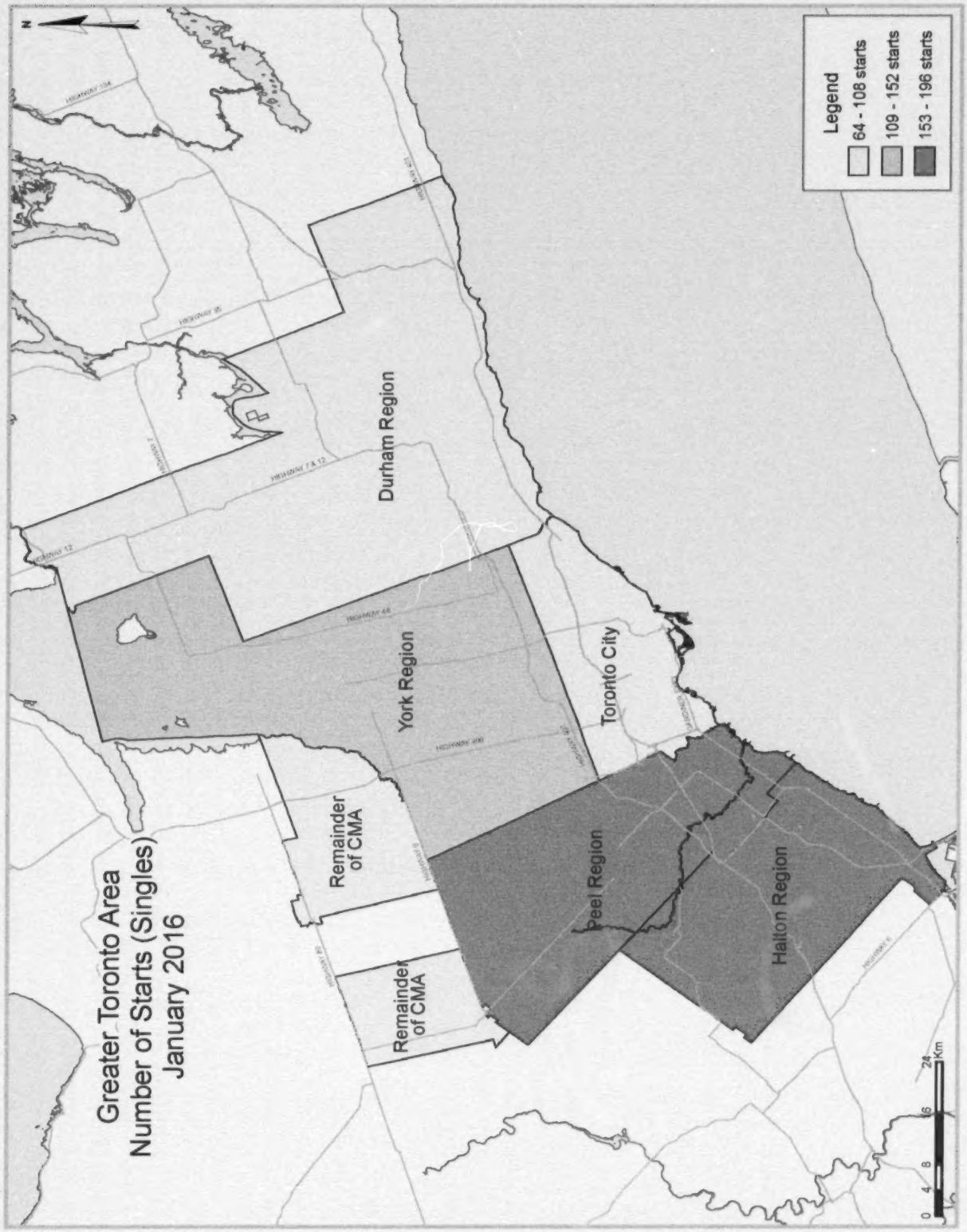
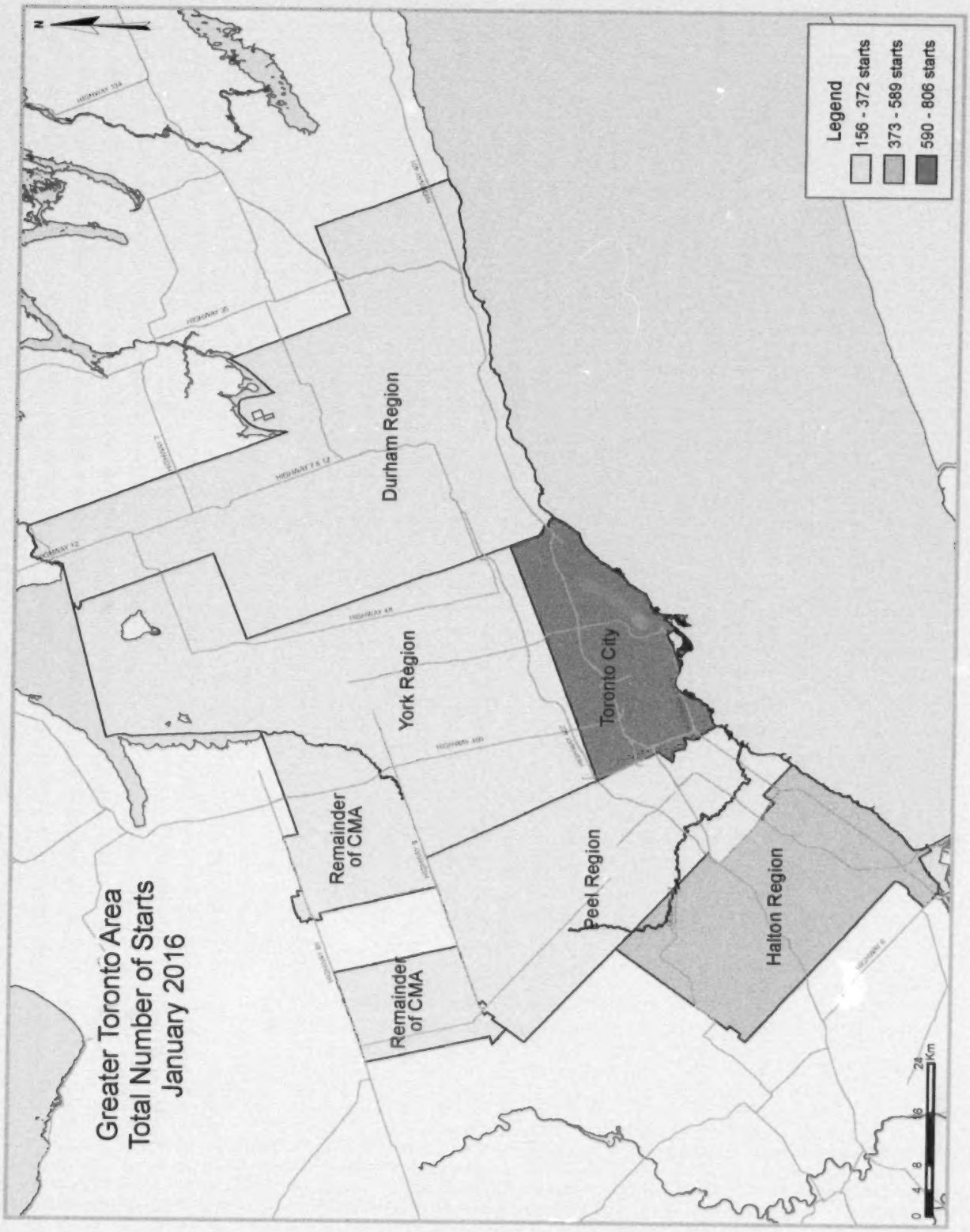
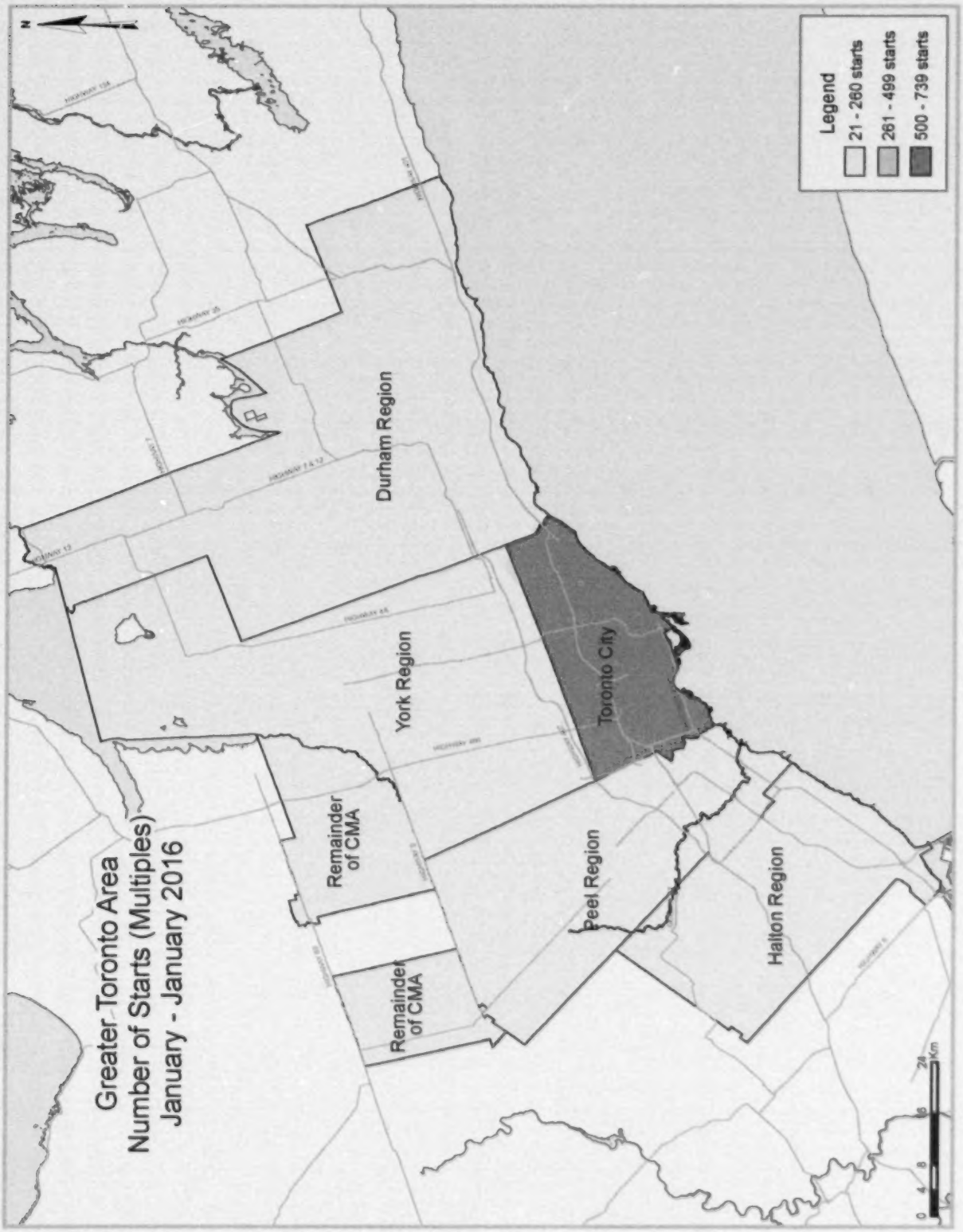
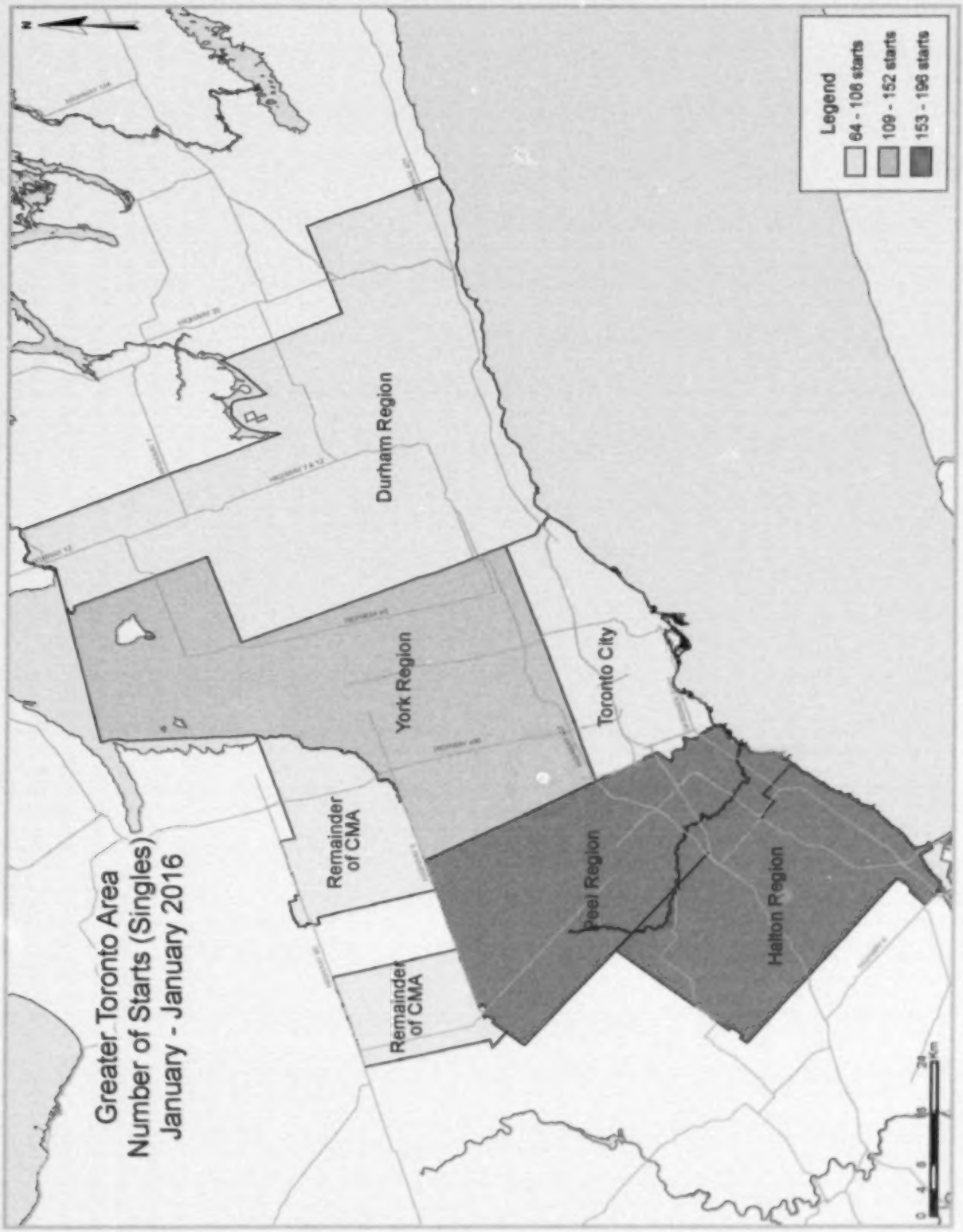

Greater Toronto Area
Number of Starts (Multiples)
January 2016
Legend
21 - 260 starts
261 - 499 starts
500 - 739 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

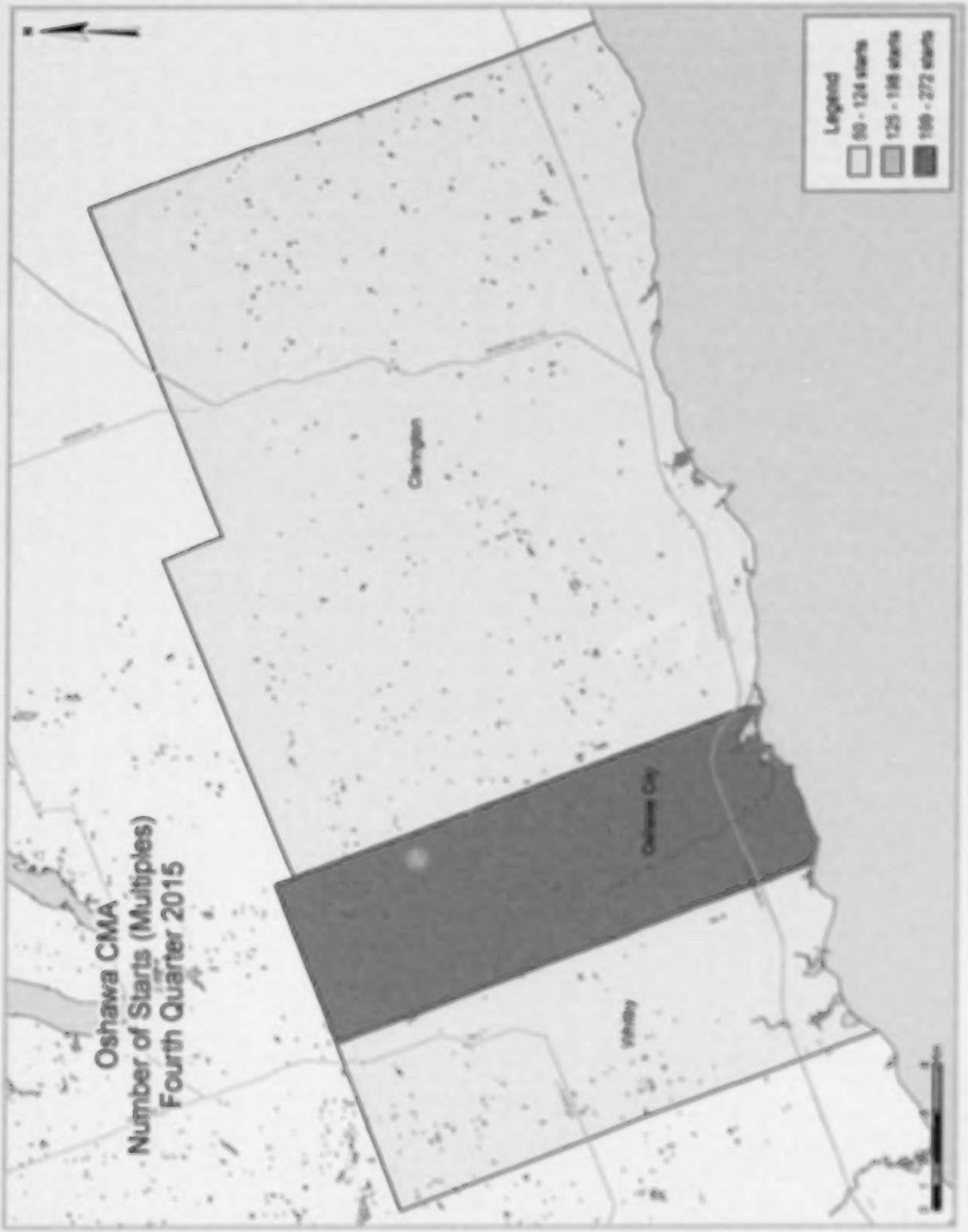

Greater Toronto Area
Number of Starts (Singles)
January 2016
Legend
64 - 108 starts
109 - 152 starts
153 - 196 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 12
HIGHWAY 35
HIGHWAY 7
HIGHWAY 50
HIGHWAY 6
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
January 2016
Legend
156 - 372 starts
373 - 589 starts
590 - 806 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - January 2016
Legend
21 - 260 starts
261 - 499 starts
500 - 739 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
January - January 2016
Legend
64 - 108 starts
109 - 152 starts
153 - 196 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N

Greater Toronto Area
Total Number of Starts
January - January 2016
Legend
150 - 372 starts
373 - 589 starts
590 - 808 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA


Oshawa CMA
Number of Starts (Multiples)
Fourth Quarter 2015
Legend
50 - 124 starts
125 - 188 starts
189 - 272 starts
Clarington
Ottawa City
Whitby

Oshawa CMA
Number of Starts (Singles)
Fourth Quarter 2015
Legend
Oshawa
Clarington
Whitby

Oshawa CMA
Total Number of Starts
Fourth Quarter 2015
Legend
Clarington
Oshawa City
Whitby

Oshawa CMA
Number of Starts (Multiples)
January - December 2015
Legend
150 - 341 starts
342 - 550 starts
551 - 759 starts
Clarington
Oshawa
Whitby

Ottawa CMA
Number of Starts (Singles)
January - December 2015
Legend
1 to 10 dwellings
11 to 50 dwellings
51 to 100 dwellings
101 to 500 dwellings

Legend
448 - 786 starts
787 - 1124 starts
1125 - 1462 starts
Clarington
Oshawa
Whitby
Oshawa CMA
Total Number of Starts
January - December 2015

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Nana, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) January 2016		
Toronto CMA[1]	December 2015	January 2016
Trend[2]	44,834	45,114
SAAR	24,732	25,329
	January 2015	January 2016
Actual		
January - Single-Detached	440	643
January - Multiples	2,534	1,200
January - Total	2,974	1,843
January to January - Single-Detached	440	643
January to January - Multiples	2,534	1,200
January to January - Total	2,974	1,843

Table 1b: Housing Starts (SAAR and Trend) January 2016		
Oshawa CMA[1]	December 2015	January 2016
Trend[2]	2,721	2,913
SAAR	2,247	3,985
	January 2015	January 2016
Actual		
January - Single-Detached	38	62
January - Multiples	219	231
January - Total	257	293
January to January - Single-Detached	38	62
January to January - Multiples	219	231
January to January - Total	257	293

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2016	634	72	256	9	6	860	0	6	1,843
January 2015	440	62	152	0	78	1,886	0	356	2,974
% Change	44.1	16.1	68.4	n/a	-92.3	-54.4	n/a	-98.3	-38.0
Year-to-date 2016	634	72	256	9	6	860	0	6	1,843
Year-to-date 2015	440	62	152	0	78	1,886	0	356	2,974
% Change	44.1	16.1	68.4	n/a	-92.3	-54.4	n/a	-98.3	-38.0
UNDER CONSTRUCTION									
January 2016	9,148	1,132	3,849	49	1,319	42,097	74	4,898	62,566
January 2015	6,687	1,130	2,582	20	917	45,419	8	3,389	60,152
% Change	36.8	0.2	49.1	145.0	43.8	-7.3	**	44.5	4.0
COMPLETIONS									
January 2016	972	106	670	1	205	2,093	0	57	4,104
January 2015	917	180	440	2	74	10,142	0	226	11,981
% Change	6.0	-41.1	52.3	-50.0	177.0	-79.4	n/a	-74.8	-65.7
Year-to-date 2016	972	106	670	1	205	2,093	0	57	4,104
Year-to-date 2015	917	180	440	2	74	10,142	0	226	11,981
% Change	6.0	-41.1	52.3	-50.0	177.0	-79.4	n/a	-74.8	-65.7
COMPLETED & NOT ABSORBED									
January 2016	269	18	62	0	25	1,831	n/a	n/a	2,205
January 2015	225	27	79	2	40	1,602	n/a	n/a	1,975
% Change	19.6	-33.3	-21.5	-100.0	-37.5	14.3	n/a	n/a	11.6
ABSORBED									
January 2016	985	106	670	1	205	2,228	n/a	n/a	4,195
January 2015	908	180	436	0	62	9,457	n/a	n/a	11,043
% Change	8.5	-41.1	53.7	n/a	**	-76.4	n/a	n/a	-62.0
Year-to-date 2016	985	106	670	1	205	2,228	n/a	n/a	4,195
Year-to-date 2015	908	180	436	0	62	9,457	n/a	n/a	11,043
% Change	8.5	-41.1	53.7	n/a	**	-76.4	n/a	n/a	-62.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA January 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2016	62	0	5	0	0	130	2	94	293
January 2015	38	0	9	0	8	0	0	202	257
% Change	63.2	n/a	-44.4	n/a	-100.0	n/a	n/a	-53.5	14.0
Year-to-date 2016	62	0	5	0	0	130	2	94	293
Year-to-date 2015	38	0	9	0	8	0	0	202	257
% Change	63.2	n/a	-44.4	n/a	-100.0	n/a	n/a	-53.5	14.0
UNDER CONSTRUCTION									
January 2016	937	16	280	1	156	262	5	871	2,528
January 2015	607	2	124	0	104	0	4	454	1,295
% Change	54.4	**	125.8	n/a	50.0	n/a	25.0	91.9	95.2
COMPLETIONS									
January 2016	115	4	14	0	10	0	0	0	143
January 2015	81	0	29	0	0	0	0	0	110
% Change	42.0	n/a	-51.7	n/a	n/a	n/a	n/a	n/a	30.0
Year-to-date 2016	115	4	14	0	10	0	0	0	143
Year-to-date 2015	81	0	29	0	0	0	0	0	110
% Change	42.0	n/a	-51.7	n/a	n/a	n/a	n/a	n/a	30.0
COMPLETED & NOT ABSORBED									
January 2016	28	2	0	0	0	0	n/a	n/a	30
January 2015	27	0	0	0	0	0	n/a	n/a	27
% Change	3.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	11.1
ABSORBED									
January 2016	115	2	14	0	10	0	n/a	n/a	141
January 2015	82	0	29	0	0	0	n/a	n/a	111
% Change	40.2	n/a	-51.7	n/a	n/a	n/a	n/a	n/a	27.0
Year-to-date 2016	115	2	14	0	10	0	n/a	n/a	141
Year-to-date 2015	82	0	29	0	0	0	n/a	n/a	111
% Change	40.2	n/a	-51.7	n/a	n/a	n/a	n/a	n/a	27.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2016	628	26	200	9	6	990	2	100	1,961
January 2015	459	36	128	0	77	1,886	0	558	3,144
% Change	36.8	-27.8	56.3	n/a	-92.2	-47.5	n/a	-82.1	-37.6
Year-to-date 2016	628	26	200	9	6	990	2	100	1,961
Year-to-date 2015	459	36	128	0	77	1,886	0	558	3,144
% Change	36.8	-27.8	56.3	n/a	-92.2	-47.5	n/a	-82.1	-37.6
UNDER CONSTRUCTION									
January 2016	9,514	1,044	3,858	34	1,487	42,698	79	5,921	64,635
January 2015	6,958	1,098	2,635	13	1,057	45,543	12	4,113	61,429
% Change	36.7	-4.9	46.4	161.5	40.7	-6.2	**	44.0	5.2
COMPLETIONS									
January 2016	972	110	684	0	215	2,093	0	57	4,131
January 2015	935	180	475	2	86	10,142	0	226	12,046
% Change	4.0	-38.9	44.0	-100.0	150.0	-79.4	n/a	-74.8	-65.7
Year-to-date 2016	972	110	684	0	215	2,093	0	57	4,131
Year-to-date 2015	935	180	475	2	86	10,142	0	226	12,046
% Change	4.0	-38.9	44.0	-100.0	150.0	-79.4	n/a	-74.8	-65.7
COMPLETED & NOT ABSORBED									
January 2016	302	21	46	0	25	1,813	n/a	n/a	2,207
January 2015	259	25	63	2	40	1,584	n/a	n/a	1,973
% Change	16.6	-16.0	-27.0	-100.0	-37.5	14.5	n/a	n/a	11.9
ABSORBED									
January 2016	980	108	684	0	215	2,228	n/a	n/a	4,215
January 2015	923	180	471	0	74	9,457	n/a	n/a	11,105
% Change	6.2	-40.0	45.2	n/a	190.5	-76.4	n/a	n/a	-62.0
Year-to-date 2016	980	108	684	0	215	2,228	n/a	n/a	4,215
Year-to-date 2015	923	180	471	0	74	9,457	n/a	n/a	11,105
% Change	6.2	-40.0	45.2	n/a	190.5	-76.4	n/a	n/a	-62.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket January 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
January 2016	67	2	12	0	0	725	0	0	806
January 2015	44	0	0	0	0	1,440	0	342	1,826
York Region									
January 2016	135	0	9	0	6	0	0	6	156
January 2015	117	0	31	0	62	350	0	0	560
Peel Region									
January 2016	166	24	124	9	0	0	0	0	323
January 2015	129	36	71	0	0	81	0	14	331
Halton Region									
January 2016	196	0	50	0	0	135	0	0	381
January 2015	115	0	17	0	0	15	0	0	147
Durham Region									
January 2016	64	0	5	0	0	130	2	94	295
January 2015	54	0	9	0	15	0	0	202	280
Toronto CMA									
January 2016	634	72	256	9	6	860	0	6	1,843
January 2015	440	62	152	0	78	1,886	0	356	2,974
Oshawa CMA									
January 2016	62	0	5	0	0	130	2	94	293
January 2015	38	0	9	0	8	0	0	202	257
Greater Toronto Area									
January 2016	628	26	200	9	6	990	2	100	1,961
January 2015	459	36	128	0	77	1,886	0	558	3,144

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
January 2016	1,651	184	554	3	291	30,087	38	4,023	36,831
January 2015	1,408	202	419	7	129	36,909	4	2,933	42,011
York Region									
January 2016	2,648	132	1,194	2	227	6,344	0	251	10,798
January 2015	1,873	236	899	6	217	5,600	0	237	9,068
Peel Region									
January 2016	2,789	670	972	24	521	2,985	36	621	8,618
January 2015	1,733	564	838	0	286	1,534	4	219	5,178
Halton Region									
January 2016	1,163	24	720	4	236	2,851	0	155	5,153
January 2015	875	54	236	0	233	1,500	0	270	3,168
Durham Region									
January 2016	1,263	34	418	1	212	431	5	871	3,235
January 2015	1,069	42	243	0	192	0	4	454	2,004
Toronto CMA									
January 2016	9,148	1,132	3,849	49	1,319	42,097	74	4,898	62,566
January 2015	6,687	1,130	2,582	20	917	45,419	8	3,389	60,152
Oshawa CMA									
January 2016	937	16	280	1	156	262	5	871	2,528
January 2015	607	2	124	0	104	0	4	454	1,295
Greater Toronto Area									
January 2016	9,514	1,044	3,858	34	1,487	42,698	79	5,921	64,635
January 2015	6,958	1,098	2,635	13	1,057	45,543	12	4,113	61,429

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
January 2016	46	2	0	0	12	1,532	0	0	1,592
January 2015	89	36	4	2	11	9,104	0	226	9,472
York Region									
January 2016	286	6	70	0	146	450	0	0	958
January 2015	339	44	218	0	8	587	0	0	1,196
Peel Region									
January 2016	374	96	554	0	37	81	0	57	1,199
January 2015	201	96	16	0	40	408	0	0	761
Halton Region									
January 2016	84	0	46	0	10	30	0	0	170
January 2015	130	4	178	0	12	43	0	0	367
Durham Region									
January 2016	182	6	14	0	10	0	0	0	212
January 2015	176	0	59	0	15	0	0	0	250
Toronto CMA									
January 2016	972	106	670	1	205	2,093	0	57	4,104
January 2015	917	180	440	2	74	10,142	0	226	11,981
Oshawa CMA									
January 2016	115	4	14	0	10	0	0	0	143
January 2015	81	0	29	0	0	0	0	0	110
Greater Toronto Area									
January 2016	972	110	684	0	215	2,093	0	57	4,131
January 2015	935	180	475	2	86	10,142	0	226	12,046

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
January 2016	106	8	20	0	19	1,556	n/a	n/a	1,709
January 2015	158	19	40	2	29	1,447	n/a	n/a	1,695
York Region									
January 2016	43	10	0	0	6	237	n/a	n/a	296
January 2015	66	6	19	0	11	125	n/a	n/a	217
Peel Region									
January 2016	14	0	22	0	0	0	n/a	n/a	36
January 2015	2	0	0	0	0	0	n/a	n/a	2
Halton Region									
January 2016	30	1	0	0	0	20	n/a	n/a	51
January 2015	22	0	0	0	0	0	n/a	n/a	22
Durham Region									
January 2016	29	2	4	0	0	0	n/a	n/a	35
January 2015	33	0	4	0	0	0	n/a	n/a	37
Toronto CMA									
January 2016	269	10	62	0	25	1,831	n/a	n/a	2,201
January 2015	225	27	79	2	40	1,602	n/a	n/a	1,975
Ottawa CMA									
January 2016	28	2	0	0	0	0	n/a	n/a	30
January 2015	27	0	0	0	0	0	n/a	n/a	27
Greater Toronto Area									
January 2016	302	21	46	0	25	1,813	n/a	n/a	2,207
January 2015	259	25	63	2	40	1,589	n/a	n/a	1,975

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
January 2016	35	3	0	0	12	1,623	n/a	n/a	1,693
January 2015	76	20	11	0	1	8,369	n/a	n/a	8,495
York Region									
January 2016	209	6	70	0	146	499	n/a	n/a	1,030
January 2015	341	42	207	0	6	630	n/a	n/a	1,226
Peel Region									
January 2016	379	96	134	0	37	81	n/a	n/a	1,149
January 2015	283	96	46	0	40	4000	n/a	n/a	7830
Halton Region									
January 2016	86	0	46	0	10	30	n/a	n/a	172
January 2015	127	6	178	0	12	40	n/a	n/a	366
Durham Region									
January 2016	176	6	14	0	10	0	n/a	n/a	206
January 2015	176	0	59	0	10	0	n/a	n/a	250
Toronto CMA									
January 2016	985	136	670	1	205	2,228	n/a	n/a	9,190
January 2015	1018	180	436	0	62	9,457	n/a	n/a	11,840
Oshawa CMA									
January 2016	115	2	14	0	10	0	n/a	n/a	141
January 2015	82	0	29	0	0	0	n/a	n/a	111
Greater Toronto Area									
January 2016	980	138	684	0	215	2,228	n/a	n/a	9,210
January 2015	923	180	471	0	79	9,457	n/a	n/a	11,951

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Absorbed Housing Supply of Toronto CMA
2006 - 2015

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,182	1,994	4,307	91	1,126	22,445	63	2,776	42,984
% Change	-12.7	-28.8	42.4	152.9	26.7	76.3	**	39.3	46.3
2014	8,852	1,230	3,025	28	889	12,862	9	1,994	29,429
% Change	-6.1	-18.3	-16.9	-39.9	39.1	-26.3	-82.0	107.9	-15.8
2013	9,370	1,506	3,640	93	639	17,450	50	959	33,697
% Change	-15.3	-14.8	-26.8	15.3	-41.3	-36.3	-69.3	-40.7	-30.3
2012	10,607	1,769	4,838	39	1,089	27,414	163	1,616	48,135
% Change	-4.9	13.1	11.2	-2.5	-2.2	45.8	126.3	9.1	21.0
2011	11,207	1,563	4,348	40	1,037	18,795	72	1,480	39,746
% Change	1.5	21.8	30.4	-18.4	-29.4	65.7	-27.1	56.7	56.1
2010	11,037	1,434	3,337	49	1,370	11,386	99	1,310	25,478
% Change	22.9	-18.8	37.8	-39.5	155.1	5.8	**	-27.5	15.5
2009	8,948	1,814	2,615	81	591	10,804	0	1,808	22,049
% Change	-28.9	-14.9	-15.9	17.9	-68.0	-52.8	-81.0	8.2	-38.0
2008	11,259	2,132	3,772	69	1,846	22,249	39	1,671	35,215
% Change	-23.8	-16.6	-27.8	146.9	48.1	136.7	**	124.5	26.8
2007	14,791	2,830	6,451	28	1,246	9,396	9	657	35,258
% Change	6.8	1.0	16.0	-61.7	-11.7	-29.6	-53.8	-27.6	-10.2
2006	14,072	2,792	5,564	68	1,411	13,338	18	1,250	37,488

Source: CMHC (Starts and Completions Survey)

Table 1: No Historical Housing Starts in Oshawa CMA
2006 - 2015

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row/Apt & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,447	28	266	1	122	132	4	404	2,087
% Change	58.0	-37.2	6.0	n/a	-15.9	n/a	-100.0	n/a	19.0
2014	1,140	32	278	0	116	0	1	116	1,677
% Change	29.1	23.2	155.6	n/a	n/a	n/a	-97.5	-85.2	35.7
2013	883	46	148	0	21	0	39	564	1,899
% Change	23.9	53.6	9.6	n/a	-89.4	-100.0	n/a	77.5	23.3
2012	1,159	30	111	0	195	158	1	145	1,803
% Change	-16.7	30.4	44.2	n/a	21.7	n/a	49.4	n/a	3.0
2011	1,356	46	199	0	172	94	18	64	1,859
% Change	-10.1	155.6	-13.6	n/a	70.8	n/a	n/a	n/a	1.2
2010	1,248	18	231	0	69	0	0	13	1,836
% Change	84.3	n/a	n/a	n/a	-48.2	n/a	-100.0	73.8	93.7
2009	678	0	58	0	37	0	3	62	948
% Change	49.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.0	-55.7
2008	1,269	0	255	0	177	58	0	27	1,857
% Change	-19.1	-71.9	95.0	n/a	6.6	-91.7	n/a	-81.5	-16.8
2007	1,797	14	184	0	167	113	0	146	2,231
% Change	-17.1	-22.2	-29.0	n/a	15.8	-73.0	-100.0	n/a	-26.2
2006	2,168	18	259	0	133	956	1	0	2,753

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	0	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,075	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	0.0	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	3,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-6.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Toronto City	67	44	2	0	17	0	720	1,782	806	1,826	-55.9
Toronto	12	6	0	0	12	0	675	1,782	699	1,788	-60.9
East York	3	2	2	0	0	0	0	0	5	2	150.0
Etobicoke	10	11	0	0	0	0	0	0	10	11	-9.1
North York	27	16	0	0	0	0	0	0	27	16	68.8
Scarborough	12	6	0	0	0	0	50	0	62	6	**
York	3	3	0	0	0	0	0	0	3	3	0.0
York Region	135	117	0	0	15	93	6	350	156	560	-72.1
Aurora	33	15	0	0	0	0	0	0	33	15	120.0
East Gwillimbury	2	22	0	0	0	0	0	0	2	22	-90.9
Georgina Township	40	7	0	0	0	12	0	0	40	19	110.5
King Township	12	29	0	0	0	4	0	0	12	33	-63.6
Markham	16	9	0	0	0	0	0	0	16	9	77.8
Newmarket	11	0	0	0	0	23	6	0	17	23	-26.1
Richmond Hill	10	3	0	0	6	19	0	0	16	22	-27.3
Vaughan	10	26	0	0	0	35	0	350	10	411	-97.6
Whitchurch-Stouffville	1	6	0	0	9	0	0	0	10	6	66.7
Peel Region	175	129	24	36	124	28	0	138	323	331	-2.4
Brampton	135	77	20	28	94	0	0	138	249	243	2.5
Caledon	23	35	2	0	16	28	0	0	41	63	-34.9
Mississauga	17	17	2	8	14	0	0	0	33	25	32.0
Halton Region	196	115	0	0	50	17	135	15	381	147	159.2
Burlington	2	10	0	0	0	0	0	0	2	10	-80.0
Halton Hills	6	41	0	0	0	0	0	0	6	41	-85.4
Milton	44	47	0	0	19	6	135	0	198	53	**
Oakville	144	17	0	0	31	11	0	15	175	43	**
Durham Region	64	54	2	0	5	24	224	202	295	280	5.4
Ajax	1	4	0	0	0	7	0	0	1	11	-90.9
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	16	16	0	0	0	17	130	0	146	33	**
Oshawa	35	16	2	0	5	0	94	192	136	208	-34.6
Pickering	0	8	0	0	0	0	0	0	0	8	-100.0
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	1	2	0	0	0	0	0	0	1	2	-50.0
Whitby	11	6	0	0	0	0	0	10	11	16	-31.3
Remainder of Toronto CMA	70	31	46	30	61	38	0	0	177	99	78.8
Bradford West Gwillimbury	17	5	20	2	11	6	0	0	48	13	**
Town of Mono	0	0	0	0	0	0	0	0	0	0	n/a
New Tecumseth	47	20	26	28	50	27	0	0	123	75	64.0
Orangeville	6	6	0	0	0	5	0	0	6	11	-45.5
Toronto CMA	643	440	72	66	262	183	866	2,285	1,843	2,974	-38.0
Oshawa CMA	62	38	2	0	5	17	224	202	293	257	14.0
Greater Toronto Area (GTA)	637	459	28	36	206	162	1,090	2,487	1,961	3,144	-37.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	67	44	2	0	12	0	725	1,782	806	1,826	-55.9
Toronto	12	6	0	0	12	0	675	1,782	699	1,788	-60.9
East York	3	2	2	0	0	0	0	0	5	2	150.0
Etobicoke	10	11	0	0	0	0	0	0	10	11	-9.1
North York	27	16	0	0	0	0	0	0	27	16	68.8
Scarborough	12	6	0	0	0	0	50	0	62	6	**
York	3	3	0	0	0	0	0	0	3	3	0.0
York Region	135	117	0	0	15	93	6	350	156	560	-72.1
Aurora	33	15	0	0	0	0	0	0	33	15	120.0
East Gwillimbury	2	22	0	0	0	0	0	0	2	22	-90.9
Georgina Township	40	7	0	0	0	12	0	0	40	19	110.5
King Township	12	29	0	0	0	4	0	0	12	33	-63.6
Markham	16	9	0	0	0	0	0	0	16	9	77.8
Newmarket	11	0	0	0	0	23	6	0	17	23	-26.1
Richmond Hill	10	3	0	0	6	19	0	0	16	22	-27.3
Vaughan	10	26	0	0	0	35	0	350	10	411	-97.6
Whitchurch-Stouffville	1	6	0	0	9	0	0	0	10	6	66.7
Peel Region	175	129	14	36	124	28	0	138	323	331	-2.4
Brampton	135	77	20	28	94	0	0	138	249	243	2.5
Caledon	23	35	2	0	16	28	0	0	41	63	-34.9
Mississauga	17	17	2	8	14	0	0	0	33	25	32.0
Halton Region	196	115	0	0	50	17	135	15	381	147	159.2
Burlington	2	10	0	0	0	0	0	0	2	10	-80.0
Halton Hills	6	41	0	0	0	0	0	0	6	41	-85.4
Milton	44	47	0	0	19	6	135	0	198	53	**
Oakville	144	17	0	0	31	11	0	15	175	43	**
Durham Region	64	54	2	0	5	24	224	202	295	280	5.4
Ajax	1	4	0	0	0	7	0	0	1	11	-90.9
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	16	16	0	0	0	17	130	0	146	33	**
Oshawa	35	16	2	0	5	0	94	192	136	208	-34.6
Pickering	0	8	0	0	0	0	0	0	0	8	-100.0
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	1	2	0	0	0	0	0	0	1	2	-50.0
Whitby	11	6	0	0	0	0	0	10	11	16	-31.3
Remainder of Toronto CMA	70	31	46	30	61	38	0	0	177	99	78.8
Bradford West Gwillimbury	17	5	20	2	11	6	0	0	48	13	**
Town of Mono	0	0	0	0	0	0	0	0	0	0	n/a
New Tecumseth	47	20	26	28	50	27	0	0	123	75	64.0
Orangeville	6	6	0	0	0	5	0	0	6	11	-45.5
Toronto CMA	643	440	72	66	262	183	866	2,285	1,843	2,974	-38.0
Oshawa CMA	82	38	2	0	5	17	224	202	293	257	14.0
Greater Toronto Area (GTA)	637	459	28	36	206	162	1,090	2,487	1,961	3,144	-37.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Toronto City	12	0	0	0	725	1,440	0	342
Toronto	12	0	0	0	675	1,440	0	342
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	0	0	0	0	50	0	0	0
York	0	0	0	0	0	0	0	0
York Region	15	93	0	0	0	350	6	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	12	0	0	0	0	0	0
King Township	0	4	0	0	0	0	0	0
Markham	0	0	0	0	0	0	0	0
Newmarket	0	23	0	0	0	0	6	0
Richmond Hill	6	19	0	0	0	0	0	0
Vaughan	0	35	0	0	0	350	0	0
Whitchurch-Stouffville	9	0	0	0	0	0	0	0
Peel Region	124	28	0	0	0	124	0	14
Brampton	94	0	0	0	0	124	0	14
Caledon	16	28	0	0	0	0	0	0
Mississauga	14	0	0	0	0	0	0	0
Halton Region	50	17	0	0	135	15	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	19	6	0	0	135	0	0	0
Oakville	31	11	0	0	0	15	0	0
Durham Region	5	24	0	0	130	0	94	202
Ajax	0	7	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	17	0	0	130	0	0	0
Oshawa	5	0	0	0	0	0	94	192
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	10
Remainder of Toronto CMA	61	38	0	0	0	0	0	0
Bradford West Gwillimbury	11	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	27	0	0	0	0	0	0
Orangeville	0	5	0	0	0	0	0	0
Toronto CMA	262	183	0	0	860	1,929	6	356
Oshawa CMA	5	17	0	0	130	0	94	202
Greater Toronto Area (GTA)	206	162	0	0	990	1,929	100	558

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	12	0	0	0	725	1,440	0	342
Toronto	12	0	0	0	675	1,440	0	342
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	0	0	0	0	50	0	0	0
York	0	0	0	0	0	0	0	0
York Region	15	93	0	0	0	350	6	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	12	0	0	0	0	0	0
King Township	0	4	0	0	0	0	0	0
Markham	0	0	0	0	0	0	0	0
Newmarket	0	23	0	0	0	0	6	0
Richmond Hill	6	19	0	0	0	0	0	0
Vaughan	0	35	0	0	0	350	0	0
Whitchurch-Stouffville	9	0	0	0	0	0	0	0
Peel Region	124	28	0	0	0	124	0	14
Brampton	94	0	0	0	0	124	0	14
Caledon	16	28	0	0	0	0	0	0
Mississauga	14	0	0	0	0	0	0	0
Halton Region	50	17	0	0	135	15	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	19	6	0	0	135	0	0	0
Oakville	31	11	0	0	0	15	0	0
Durham Region	5	24	0	0	130	0	94	202
Ajax	0	7	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	17	0	0	130	0	0	0
Oshawa	5	0	0	0	0	0	94	192
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	10
Remainder of Toronto CMA	61	38	0	0	0	0	0	0
Bradford West Gwillimbury	11	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	27	0	0	0	0	0	0
Orangeville	0	5	0	0	0	0	0	0
Toronto CMA	262	183	0	0	860	1,929	6	356
Oshawa CMA	5	17	0	0	130	0	94	202
Greater Toronto Area (GTA)	206	162	0	0	990	1,929	100	558

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Toronto City	81	44	725	1,440	0	342	806	1,826
Toronto	24	6	675	1,440	0	342	699	1,788
East York	5	2	0	0	0	0	5	2
Etobicoke	10	11	0	0	0	0	10	11
North York	27	16	0	0	0	0	27	16
Scarborough	12	6	50	0	0	0	62	6
York	3	3	0	0	0	0	3	3
York Region	144	148	6	412	6	0	156	560
Aurora	33	15	0	0	0	0	33	15
East Gwillimbury	2	22	0	0	0	0	2	22
Georgina Township	40	19	0	0	0	0	40	19
King Township	12	29	0	4	0	0	12	33
Markham	16	9	0	0	0	0	16	9
Newmarket	11	0	0	23	6	0	17	23
Richmond Hill	10	22	6	0	0	0	16	22
Vaughan	10	26	0	385	0	0	10	411
Whitchurch-Stouffville	10	6	0	0	0	0	10	6
Peel Region	314	236	9	81	0	14	323	331
Brampton	240	148	9	81	0	14	249	243
Caledon	41	63	0	0	0	0	41	63
Mississauga	33	25	0	0	0	0	33	25
Halton Region	246	132	135	15	0	0	381	147
Burlington	2	10	0	0	0	0	2	10
Halton Hills	6	41	0	0	0	0	6	41
Milton	63	53	135	0	0	0	198	53
Oakville	175	28	0	15	0	0	175	43
Durham Region	69	63	130	15	96	202	295	280
Ajax	1	4	0	7	0	0	1	11
Brock	0	1	0	0	0	0	0	1
Clarington	16	25	130	8	0	0	146	33
Oshawa	40	16	0	0	96	192	136	208
Pickering	0	8	0	0	0	0	0	8
Scugog	0	1	0	0	0	0	0	1
Uxbridge	1	2	0	0	0	0	1	2
Whitby	11	6	0	0	0	10	11	16
Remainder of Toronto CMA	177	90	0	9	0	0	177	99
Bradford West Gwillimbury	48	13	0	0	0	0	48	13
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	123	71	0	4	0	0	123	75
Orangeville	6	6	0	5	0	0	6	11
Toronto CMA	962	654	875	1,964	6	356	1,843	2,974
Oshawa CMA	67	47	130	8	96	202	293	257
Greater Toronto Area (GTA)	854	623	1,005	1,963	102	558	1,961	3,144

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - January 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	81	44	725	1,440	0	342	806	1,826
Toronto	24	6	675	1,440	0	342	699	1,788
East York	5	2	0	0	0	0	5	2
Etobicoke	10	11	0	0	0	0	10	11
North York	27	16	0	0	0	0	27	16
Scarborough	12	6	50	0	0	0	62	6
York	3	3	0	0	0	0	3	3
York Region	144	148	6	412	6	0	156	560
Aurora	33	15	0	0	0	0	33	15
East Gwillimbury	2	22	0	0	0	0	2	22
Georgina Township	40	19	0	0	0	0	40	19
King Township	12	29	0	4	0	0	12	33
Markham	16	9	0	0	0	0	16	9
Newmarket	11	0	0	23	6	0	17	23
Richmond Hill	10	22	6	0	0	0	16	22
Vaughan	10	26	0	385	0	0	10	411
Whitchurch-Stouffville	10	6	0	0	0	0	10	6
Peel Region	314	236	9	81	0	14	323	331
Brampton	240	148	9	81	0	14	249	243
Caledon	41	63	0	0	0	0	41	63
Mississauga	33	25	0	0	0	0	33	25
Halton Region	246	132	135	15	0	0	381	147
Burlington	2	10	0	0	0	0	2	10
Halton Hills	6	41	0	0	0	0	6	41
Milton	63	53	135	0	0	0	198	53
Oakville	175	28	0	15	0	0	175	43
Durham Region	69	63	130	15	96	202	295	280
Ajax	1	4	0	7	0	0	1	11
Brock	0	1	0	0	0	0	0	1
Clarington	16	25	130	8	0	0	146	33
Oshawa	40	16	0	0	96	192	136	208
Pickering	0	8	0	0	0	0	0	8
Scugog	0	1	0	0	0	0	0	1
Uxbridge	1	2	0	0	0	0	1	2
Whitby	11	6	0	0	0	10	11	16
Remainder of Toronto CMA	177	90	0	9	0	0	177	99
Bradford West Gwillimbury	48	13	0	0	0	0	48	13
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	123	71	0	4	0	0	123	75
Orangeville	6	6	0	5	0	0	6	11
Toronto CMA	962	654	875	1,964	6	356	1,843	2,974
Oshawa CMA	67	47	130	8	96	202	293	257
Greater Toronto Area (GTA)	854	623	1,005	1,963	102	558	1,961	3,144

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Toronto City	46	91	2	36	12	15	1,532	9,330	1,592	9,472	-83.2
Toronto	8	16	0	20	3	4	406	5,661	417	5,701	-92.7
East York	4	0	0	0	0	0	0	0	4	0	n/a
Etobicoke	5	16	0	0	0	0	428	597	433	613	-29.4
North York	16	56	0	2	9	0	698	2,858	723	2,916	-75.2
Scarborough	4	1	0	12	0	11	0	214	4	238	-98.3
York	9	2	2	2	0	0	0	0	11	4	175.0
York Region	286	339	6	44	216	226	450	587	958	1,196	-19.9
Aurora	60	34	0	0	20	0	0	0	80	34	135.3
East Gwillimbury	48	2	0	0	0	0	0	0	48	2	**
Georgina Township	20	25	0	0	0	6	0	0	20	31	-35.5
King Township	25	18	0	0	3	0	0	0	28	18	55.6
Markham	41	100	6	36	0	99	0	0	47	235	-80.0
Newmarket	17	5	0	0	0	0	0	0	17	5	**
Richmond Hill	14	42	0	0	25	95	450	125	489	262	86.6
Vaughan	58	87	0	8	102	26	0	462	160	583	-72.6
Whitchurch-Stouffville	3	26	0	0	66	0	0	0	69	26	165.4
Peel Region	374	201	96	96	591	56	138	408	1,199	761	57.6
Brampton	309	158	94	96	520	0	138	103	1,061	357	197.2
Caledon	53	24	0	0	62	16	0	0	115	40	187.5
Mississauga	12	19	2	0	9	40	0	305	23	364	-93.7
Halton Region	84	130	0	4	56	190	30	43	170	367	-53.7
Burlington	5	11	0	0	0	18	0	0	5	29	-82.8
Halton Hills	34	2	0	0	8	0	0	0	42	2	**
Milton	26	37	0	4	3	43	0	0	29	84	-65.5
Oakville	19	80	0	0	45	129	30	43	94	252	-62.7
Durham Region	182	176	6	0	24	74	0	0	212	250	-15.2
Ajax	21	85	0	0	0	45	0	0	21	130	-83.8
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	26	47	0	0	8	17	0	0	34	64	-46.9
Oshawa	76	21	4	0	6	12	0	0	86	33	160.6
Pickering	22	4	0	0	0	0	0	0	22	4	**
Scugog	6	3	0	0	0	0	0	0	6	3	100.0
Uxbridge	18	2	2	0	0	0	0	0	20	2	**
Whitby	13	13	0	0	10	0	0	0	23	13	76.9
Remainder of Toronto CMA	127	78	0	0	0	0	0	0	127	78	62.8
Bradford West Gwillimbury	33	30	0	0	0	0	0	0	33	30	10.0
Town of Mono	45	37	0	0	0	0	0	0	45	37	21.6
New Tecumseth	45	9	0	0	0	0	0	0	45	9	**
Orangeville	4	2	0	0	0	0	0	0	4	2	100.0
Toronto CMA	973	919	106	180	875	514	2,150	10,368	4,104	11,981	-65.7
Oshawa CMA	115	81	4	0	24	29	0	0	143	110	30.0
Greater Toronto Area (GTA)	972	937	110	180	899	561	2,150	10,368	4,131	12,046	-65.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	46	91	2	36	12	15	1,532	9,330	1,592	9,472	-83.2
Toronto	8	16	0	20	3	4	406	5,661	417	5,701	-92.7
East York	4	0	0	0	0	0	0	0	4	0	n/a
Etobicoke	5	16	0	0	0	0	428	597	433	613	-29.4
North York	16	56	0	2	9	0	698	2,858	723	2,916	-75.2
Scarborough	4	1	0	12	0	11	0	214	4	238	-98.3
York	9	2	2	2	0	0	0	0	11	4	175.0
York Region	286	339	6	44	216	226	450	587	958	1,196	-19.9
Aurora	60	34	0	0	20	0	0	0	80	34	135.3
East Gwillimbury	48	2	0	0	0	0	0	0	48	2	**
Georgina Township	20	25	0	0	0	6	0	0	20	31	-35.5
King Township	25	18	0	0	3	0	0	0	28	18	55.6
Markham	41	100	6	36	0	99	0	0	47	235	-80.0
Newmarket	17	5	0	0	0	0	0	0	17	5	**
Richmond Hill	14	42	0	0	25	95	450	125	489	262	86.6
Vaughan	58	87	0	8	102	26	0	462	160	583	-72.6
Whitchurch-Stouffville	3	26	0	0	66	0	0	0	69	26	165.4
Peel Region	374	201	96	96	591	56	138	408	1,199	761	57.6
Brampton	309	158	94	96	520	0	138	103	1,061	357	197.2
Caledon	53	24	0	0	62	16	0	0	115	40	187.5
Mississauga	12	19	2	0	9	40	0	305	23	364	-93.7
Halton Region	84	130	0	4	56	190	30	43	170	367	-53.7
Burlington	5	11	0	0	0	18	0	0	5	29	-82.8
Halton Hills	34	2	0	0	8	0	0	0	42	2	**
Milton	26	37	0	4	3	43	0	0	29	84	-65.5
Oakville	19	80	0	0	45	129	30	43	94	252	-62.7
Durham Region	182	176	6	0	24	74	0	0	212	250	-15.2
Ajax	21	85	0	0	0	45	0	0	21	130	-83.8
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	26	47	0	0	8	17	0	0	34	64	-46.9
Oshawa	76	21	4	0	6	12	0	0	86	33	160.6
Pickering	22	4	0	0	0	0	0	0	22	4	**
Scugog	6	3	0	0	0	0	0	0	6	3	100.0
Uxbridge	18	2	2	0	0	0	0	0	20	2	**
Whitby	13	13	0	0	10	0	0	0	23	13	76.9
Remainder of Toronto CMA	127	78	0	0	0	0	0	0	127	78	62.8
Bradford West Gwillimbury	33	30	0	0	0	0	0	0	33	30	10.0
Town of Mono	45	37	0	0	0	0	0	0	45	37	21.6
New Tecumseth	45	9	0	0	0	0	0	0	45	9	**
Orangeville	4	2	0	0	0	0	0	0	4	2	100.0
Toronto CMA	973	919	106	180	875	514	2,150	10,368	4,104	11,981	-65.7
Oshawa CMA	115	81	4	0	24	29	0	0	143	110	30.0
Greater Toronto Area (GTA)	972	937	110	180	899	561	2,150	10,368	4,131	12,046	-65.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Toronto City	12	15	0	0	1,532	9,104	0	226
Toronto	3	4	0	0	406	5,619	0	42
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	428	597	0	0
North York	9	0	0	0	698	2,858	0	0
Scarborough	0	11	0	0	0	30	0	184
York	0	0	0	0	0	0	0	0
York Region	216	226	0	0	450	587	0	0
Aurora	20	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	6	0	0	0	0	0	0
King Township	3	0	0	0	0	0	0	0
Markham	0	99	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	25	95	0	0	450	125	0	0
Vaughan	102	26	0	0	0	462	0	0
Whitchurch-Stouffville	66	0	0	0	0	0	0	0
Peel Region	591	56	0	0	81	408	57	0
Brampton	520	0	0	0	81	103	57	0
Caledon	62	16	0	0	0	0	0	0
Mississauga	9	40	0	0	0	305	0	0
Halton Region	56	190	0	0	30	43	0	0
Burlington	0	18	0	0	0	0	0	0
Halton Hills	8	0	0	0	0	0	0	0
Milton	3	43	0	0	0	0	0	0
Oakville	45	129	0	0	30	43	0	0
Durham Region	24	74	0	0	0	0	0	0
Ajax	0	45	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	8	17	0	0	0	0	0	0
Oshawa	6	12	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	10	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	875	514	0	0	2,093	10,142	57	226
Oshawa CMA	24	29	0	0	0	0	0	0
Greater Toronto Area (GTA)	899	561	0	0	2,093	10,142	57	226

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	12	15	0	0	1,332	9,104	0	228
Toronto	3	4	0	0	406	5,619	0	42
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	428	197	0	0
North York	9	0	0	0	498	2,858	0	0
Scarborough	0	11	0	0	0	30	0	104
York	0	0	0	0	0	0	0	0
York Region	216	226	0	0	450	387	0	0
Aurora	20	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	6	0	0	0	0	0	0
King Township	3	0	0	0	0	0	0	0
Markham	0	99	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	35	95	0	0	450	125	0	0
Vaughan	122	26	0	0	0	662	0	0
Whitchurch-Stouffville	66	0	0	0	0	0	0	0
Peel Region	291	56	0	0	81	488	57	0
Brampton	220	0	0	0	81	103	57	0
Caledon	62	16	0	0	0	0	0	0
Mississauga	9	40	0	0	0	205	0	0
Halton Region	56	198	0	0	35	43	0	0
Burlington	0	10	0	0	0	0	0	0
Halton Hills	8	0	0	0	0	0	0	0
Milton	3	43	0	0	0	0	0	0
Oakville	45	129	0	0	35	43	0	0
Durham Region	24	78	0	0	0	0	0	0
Ajax	0	45	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	8	17	0	0	0	0	0	0
Oshawa	6	12	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	10	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	875	514	0	0	2,093	10,142	57	228
Oshawa CMA	24	29	0	0	0	0	0	0
Greater Toronto Area (GTA)	899	561	0	0	2,093	10,142	57	228

Source: CMHC (Starts and Completions Survey)

Table 2.4: Completions by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Toronto City	48	129	1,244	9,117	0	226	1,292	9,472
Toronto	0	40	459	2,619	0	92	459	2,711
East York	4	0	0	0	0	0	4	0
Etobicoke	5	16	428	597	0	0	433	613
North York	16	26	757	2,863	0	0	773	2,916
Scarborough	4	13	0	61	0	134	4	208
York	11	4	0	0	0	0	11	4
York Region	363	601	596	595	0	0	959	1,196
Aurora	80	34	0	0	0	0	80	34
East Gwillimbury	40	2	0	0	0	0	40	2
Georgina Township	31	31	0	0	0	0	31	31
King Township	25	18	3	0	0	0	28	18
Markham	97	230	0	0	0	0	97	230
Newmarket	17	5	0	0	0	0	17	5
Richmond Hill	39	137	453	125	0	0	492	262
Vaughan	28	113	132	470	0	0	160	583
Whitchurch-Stouffville	23	26	91	0	0	0	69	26
Peel Region	1,224	513	119	448	57	0	1,399	961
Brampton	891	234	119	133	57	0	1,067	367
Caledon	115	48	0	0	0	0	115	48
Mississauga	218	231	0	315	0	0	217	546
Halton Region	130	312	60	33	0	0	190	345
Burlington	5	17	0	12	0	0	5	29
Halton Hills	42	2	0	0	0	0	42	2
Milton	29	84	0	0	0	0	29	84
Oakville	54	229	60	21	0	0	114	250
Durham Region	202	235	10	15	0	0	212	250
Ajax	21	115	0	15	0	0	21	130
Brock	0	1	0	0	0	0	0	1
Clarington	39	64	0	0	0	0	39	64
Oshawa	86	33	0	0	0	0	86	33
Pickering	22	6	0	0	0	0	22	6
Scugog	6	3	0	0	0	0	6	3
Uxbridge	20	2	0	0	0	0	20	2
Whitby	13	13	10	0	0	0	23	13
Remainder of Toronto CMA	126	78	1	0	0	0	127	78
Bradford West Gwillimbury	33	30	0	0	0	0	33	30
Town of Mono	45	27	0	0	0	0	45	27
New Tecumseth	48	9	1	0	0	0	49	9
Orangeville	4	2	0	0	0	0	4	2
Toronto CMA	1,760	1,337	2,220	10,208	57	226	4,104	11,781
Oshawa CMA	133	103	10	0	0	0	143	103
Greater Toronto Area (GTA)	1,766	1,340	2,220	10,230	57	226	4,131	12,046

Source: CMHC (Starts and Completions Survey)

Table 2.2: Completions by Submarket and by Intended Market

January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	60	139	1,299	8,117	0	324	1,359	8,572
Toronto	0	60	659	2,419	0	92	659	2,701
East York	9	0	0	0	0	0	9	0
Etobicoke	5	16	608	997	0	0	613	1,013
North York	16	56	707	3,860	0	0	723	3,916
Scarborough	9	13	0	91	0	1,894	9	2,081
York	21	4	0	0	0	0	21	4
York Region	362	651	276	295	0	0	638	1,196
Aurora	80	144	0	0	0	0	80	144
East Gwillimbury	48	2	0	0	0	0	48	2
Georgina Township	33	31	0	0	0	0	33	31
King Township	22	18	2	0	0	0	24	18
Markham	97	235	0	0	0	0	97	235
Newmarket	17	5	0	0	0	0	17	5
Richmond Hill	30	137	650	126	0	0	680	263
Vaughan	33	113	122	169	0	0	140	282
Whitchurch-Stouffville	20	26	91	0	0	0	91	26
Peel Region	1,229	313	110	668	27	0	1,249	1,001
Brampton	895	234	109	103	27	0	1,061	337
Caledon	112	40	0	0	0	0	112	40
Mississauga	119	39	1	565	0	0	120	604
Halton Region	1,103	313	49	30	0	0	1,152	1,007
Burlington	2	139	0	12	0	0	2	151
Halton Hills	102	2	0	0	0	0	102	2
Milton	231	84	0	0	0	0	231	84
Oakville	768	288	49	18	0	0	817	770
Durham Region	322	235	12	12	0	0	334	247
Ajax	31	170	0	12	0	0	31	182
Brock	0	1	0	0	0	0	0	1
Clarington	91	64	0	0	0	0	91	64
Oshawa	89	33	0	0	0	0	89	33
Pickering	22	11	0	0	0	0	22	11
Scugog	6	3	0	0	0	0	6	3
Uxbridge	20	2	0	0	0	0	20	2
Whitby	13	11	12	0	0	0	25	11
Remainder of Toronto CMA	138	78	1	0	0	0	137	78
Bradford West Gwillimbury	33	30	0	0	0	0	33	30
Town of Mono	45	27	0	0	0	0	45	27
New Tecumseth	55	9	1	0	0	0	55	9
Orangeville	4	2	0	0	0	0	4	2
Toronto CMA	1,749	1,227	1,377	10,218	27	324	3,153	11,769
Oshawa CMA	133	110	12	0	0	0	145	110
Greater Toronto Area (GTA)	1,769	1,299	1,418	10,230	27	324	3,213	11,853

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single/Semi-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $599,999		$600,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
January 2016	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	xx	x,xxx,xxx	x,xxx,xxx
January 2015	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	xx	x,xxx,xxx	x,xxx,xxx
Year-to-date 2016	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	xx	x,xxx,xxx	x,xxx,xxx
Year-to-date 2015	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	xx	x,xxx,xxx	x,xxx,xxx
Toronto													
January 2016	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	x		
January 2015	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	x		
Year-to-date 2016	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	x		
Year-to-date 2015	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	x		
East York													
January 2016	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	x		
January 2015	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	x		
Year-to-date 2016	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	x		
Year-to-date 2015	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	x		
Etobicoke													
January 2016	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	x		
January 2015	x	xxx	x	xxx	x	xxx	x	xxx	xx	xxx	xx		
Year-to-date 2016	x	xxx	x	xxx	x	xxx	x	xxx	x	xxx	x		
Year-to-date 2015	x	xxx	x	xxx	x	xxx	x	xxx	xx	xxx	xx		
North York													
January 2016	x	xxx	x	xxx	x	xxx	x	xxx	xx	xxx	xx		x,xxx,xxx
January 2015	x	xxx	x	xxx	x	xxx	x	xxx	xx	xxx	xx		
Year-to-date 2016	x	xxx	x	xxx	x	xxx	x	xxx	xx	xxx	xx		x,xxx,xxx
Year-to-date 2015	x	xxx	x	xxx	x	xxx	x	xxx	xx	xxx	xx		
Scarborough													
January 2016	x	xxx	x	xxx	x	xx.x	x	xx.x	x	xxx	xx		
January 2015	x	xx.x	x	xxx	x	xx.x	x	xx.x	x	xxx	xx		
Year-to-date 2016	x	xxx	x	xxx	x	xx.x	x	xx.x	x	xxx	xx		
Year-to-date 2015	x	xx.x	x	xxx	x	xx.x	x	xx.x	x	xxx	xx		
York													
January 2016	x	xxx	x	xxx	x	xxx	x	xx.x	x	xx.x	xx		
January 2015	x	xxx	x	xxx	x	xxx	x	xx.x	x	xx.x	x		
Year-to-date 2016	x	xxx	x	xxx	x	xxx	x	xx.x	x	xx.x	xx		
Year-to-date 2015	x	xxx	x	xxx	x	xxx	x	xx.x	x	xx.x	x		

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
January 2016	18	6.2	58	20.1	70	24.2	53	18.3	90	31.1	289	800,000	936,114
January 2015	21	6.2	55	16.2	70	20.6	120	35.4	73	21.5	339	865,000	904,408
Year-to-date 2016	18	6.2	58	20.1	70	24.2	53	18.3	90	31.1	289	800,000	936,114
Year-to-date 2015	21	6.2	55	16.2	70	20.6	120	35.4	73	21.5	339	865,000	904,408
Aurora													
January 2016	0	0.0	0	0.0	25	40.3	35	56.5	2	3.2	62	845,000	870,138
January 2015	0	0.0	2	9.0	4	11.8	22	64.7	5	14.7	34	875,000	972,539
Year-to-date 2016	0	0.0	0	0.0	25	40.3	35	56.5	2	3.2	62	845,000	870,138
Year-to-date 2015	0	0.0	2	8.0	4	11.8	22	64.7	5	14.7	34	875,000	972,539
East Gwillimbury													
January 2016	12	25.0	30	62.5	6	12.5	0	0.0	0	0.0	48	610,000	581,219
January 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	12	25.0	30	62.5	6	12.5	0	0.0	0	0.0	48	610,000	581,219
Year-to-date 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Georgina Township													
January 2016	6	30.0	13	65.0	1	5.0	0	0.0	0	0.0	20	525,600	531,290
January 2015	18	72.0	1	4.0	2	8.0	1	4.0	3	12.0	25	395,000	541,543
Year-to-date 2016	6	30.0	13	65.0	1	5.0	0	0.0	0	0.0	20	525,000	531,290
Year-to-date 2015	18	72.0	1	4.0	2	8.0	1	4.0	3	12.0	25	395,000	541,543
King Township													
January 2016	0	0.0	0	0.0	0	0.0	2	7.7	24	92.3	26	1,385,000	1,384,703
January 2015	0	0.0	0	0.0	0	0.0	9	47.4	10	52.6	19	1,120,000	1,107,573
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	7.7	24	92.3	26	1,385,000	1,384,703
Year-to-date 2015	0	0.0	0	0.0	0	0.0	9	47.4	10	52.6	19	1,120,000	1,107,573
Markham													
January 2016	0	0.0	3	7.3	15	36.6	5	12.2	18	43.9	41	935,000	1,062,979
January 2015	0	0.0	18	17.8	34	33.7	40	39.6	9	8.9	101	785,000	898,023
Year-to-date 2016	0	0.0	3	7.3	15	36.6	5	12.2	18	43.9	41	935,000	1,062,979
Year-to-date 2015	0	0.0	18	17.8	34	33.7	40	39.6	9	8.9	101	785,000	898,023
Newmarket													
January 2016	0	0.0	5	29.4	8	47.1	4	23.5	0	0.0	17	660,000	706,803
January 2015	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	-	779,500
Year-to-date 2016	0	0.0	5	29.4	8	47.1	4	23.5	0	0.0	17	660,000	706,803
Year-to-date 2015	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	-	779,500
Richmond Hill													
January 2016	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	1,480,000	1,693,836
January 2015	1	2.5	2	5.0	10	25.0	13	32.5	14	35.0	40	935,000	950,740
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	1,480,000	1,693,836
Year-to-date 2015	1	2.5	2	5.0	10	25.0	13	32.5	14	35.0	40	935,000	950,740
Vaughan													
January 2016	0	0.0	6	10.3	15	25.9	5	8.6	32	55.2	58	1,132,500	1,033,481
January 2015	0	0.0	11	12.8	9	10.5	34	39.5	32	37.2	86	905,000	1,023,732
Year-to-date 2016	0	0.0	6	10.3	15	25.9	5	8.6	32	55.2	58	1,132,500	1,033,481
Year-to-date 2015	0	0.0	11	12.8	9	10.5	34	39.5	32	37.2	86	905,000	1,023,732
Whitchurch-Stouffville													
January 2016	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
January 2015	0	0.0	20	74.1	7	25.9	0	0.0	0	0.0	27	605,000	609,943
Year-to-date 2016	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2015	0	0.0	20	74.1	7	25.9	0	0.0	0	0.0	27	605,000	609,943

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
January 2016	42	11.2	157	42.0	83	22.2	60	16.0	32	8.6	374	635,000	708,206
January 2015	11	5.4	91	44.8	58	28.6	17	8.4	26	12.8	203	645,000	734,846
Year-to-date 2016	42	11.2	157	42.0	83	22.2	60	16.0	32	8.6	374	635,000	708,206
Year-to-date 2015	11	5.4	91	44.8	58	28.6	17	8.4	26	12.8	203	645,000	734,846
Brampton													
January 2016	40	12.9	142	46.0	68	22.0	48	15.5	11	3.6	309	630,000	663,362
January 2015	09	7.0	79	50.0	51	32.3	11	7.0	6	3.8	158	635,000	658,859
Year-to-date 2016	40	12.9	142	46.0	68	22.0	48	15.5	11	3.6	309	630,000	663,362
Year-to-date 2015	01	7.0	79	50.0	51	32.3	11	7.0	6	3.8	158	635,000	658,859
Caledon													
January 2016	2	3.8	15	28.3	15	28.3	8	15.1	13	24.5	53	685,000	846,040
January 2015	0	0.0	12	46.2	7	26.9	3	11.5	4	15.4	26	667,500	735,115
Year-to-date 2016	2	3.8	15	28.3	15	28.3	8	15.1	13	24.5	53	685,000	846,040
Year-to-date 2015	0	0.0	12	46.2	7	26.9	3	11.5	4	15.4	26	687,500	735,115
Mississauga													
January 2016	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	-	1,254,167
January 2015	0	0.0	0	0.0	0	0.0	3	15.8	16	84.2	19	1,250,000	1,366,363
Year-to-date 2016	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	-	1,254,167
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	15.8	16	84.2	19	1,250,000	1,366,363
Halton Region													
January 2016	1	1.2	16	18.6	32	37.2	16	18.6	21	24.4	86	790,000	986,604
January 2015	6	4.7	33	26.0	33	26.0	19	15.0	36	28.3	127	780,000	1,040,319
Year-to-date 2016	1	1.2	16	18.6	32	37.2	16	18.6	21	24.4	86	790,000	986,604
Year-to-date 2015	6	4.7	33	26.0	33	26.0	19	15.0	36	28.3	127	780,000	1,040,319
Burlington													
January 2016	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	-	-
January 2015	0	0.0	0	0.0	4	36.4	1	9.1	6	54.5	11	-	1,509,998
Year-to-date 2016	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	-	-
Year-to-date 2015	0	0.0	0	0.0	4	36.4	1	9.1	6	54.5	11	-	1,509,998
Halton Hills													
January 2016	0	0.0	0	0.0	22	64.7	12	35.3	0	0.0	34	790,000	807,641
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	22	64.7	12	35.3	0	0.0	34	790,000	807,641
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Milton													
January 2016	1	3.8	16	61.5	8	30.8	1	3.8	0	0.0	26	645,000	631,483
January 2015	5	13.5	32	86.5	0	0.0	0	0.0	0	0.0	37	530,000	541,433
Year-to-date 2016	1	3.8	16	61.5	8	30.8	1	3.8	0	0.0	26	645,000	631,483
Year-to-date 2015	5	13.5	32	86.5	0	0.0	0	0.0	0	0.0	37	530,000	541,433
Oakville													
January 2016	0	0.0	0	0.0	0	0.0	1	5.0	19	95.0	20	1,400,000	1,752,497
January 2015	1	1.3	1	1.3	29	37.7	18	23.4	28	36.4	77	900,000	1,212,946
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	5.0	19	95.0	20	1,400,000	1,752,497
Year-to-date 2015	1	1.3	1	1.3	29	37.7	18	23.4	28	36.4	77	900,000	1,212,946

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
January 2016	70	40.2	62	35.6	31	17.8	9	5.2	2	1.1	174	530,000	552,818
January 2015	96	54.9	51	29.1	19	10.9	8	4.6	1	0.6	175	470,000	508,978
Year-to-date 2016	70	40.2	62	35.6	31	17.8	9	5.2	2	1.1	174	530,000	552,818
Year-to-date 2015	96	54.9	51	29.1	19	10.9	8	4.6	1	0.6	175	470,000	508,978
Ajax													
January 2016	0	0.0	13	61.9	8	38.1	0	0.0	0	0.0	21	620,000	626,599
January 2015	37	42.0	31	35.2	17	19.3	3	3.4	0	0.0	88	540,000	545,664
Year-to-date 2016	0	0.0	13	61.9	8	38.1	0	0.0	0	0.0	21	620,000	626,599
Year-to-date 2015	37	42.0	31	35.2	17	19.3	3	3.4	0	0.0	88	540,000	545,664
Brock													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
January 2016	15	62.5	9	37.5	0	0.0	0	0.0	0	0.0	24	475,000	444,771
January 2015	34	73.9	10	21.7	1	2.2	1	2.2	0	0.0	46	382,500	420,383
Year-to-date 2016	15	62.5	9	37.5	0	0.0	0	0.0	0	0.0	24	475,000	444,771
Year-to-date 2015	34	73.9	10	21.7	1	2.2	1	2.2	0	0.0	46	382,500	420,383
Oshawa													
January 2016	36	47.4	35	46.1	5	6.6	0	0.0	0	0.0	76	520,000	510,367
January 2015	15	71.4	5	23.8	0	0.0	1	4.8	0	0.0	21	455,000	470,389
Year-to-date 2016	36	47.4	35	46.1	5	6.6	0	0.0	0	0.0	76	520,000	510,367
Year-to-date 2015	15	71.4	5	23.8	0	0.0	1	4.8	0	0.0	21	455,000	470,389
Pickering													
January 2016	0	0.0	0	0.0	16	72.7	6	27.3	0	0.0	22	755,000	751,268
January 2015	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	-	728,275
Year-to-date 2016	0	0.0	0	0.0	16	72.7	6	27.3	0	0.0	22	755,000	751,268
Year-to-date 2015	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	-	728,275
Scugog													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
January 2016	15	83.3	2	11.1	0	0.0	1	5.6	0	0.0	18	390,000	414,689
January 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	15	83.3	2	11.1	0	0.0	1	5.6	0	0.0	18	390,000	414,689
Year-to-date 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Whitby													
January 2016	4	30.8	3	23.1	2	15.4	2	15.4	2	15.4	13	610,000	736,692
January 2015	7	50.0	5	35.7	0	0.0	1	7.1	1	7.1	14	500,000	564,706
Year-to-date 2016	4	30.8	3	23.1	2	15.4	2	15.4	2	15.4	13	610,000	736,692
Year-to-date 2015	7	50.0	5	35.7	0	0.0	1	7.1	1	7.1	14	500,000	564,706

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
January 2016	35	27.6	65	51.2	22	17.3	5	3.9	0	0.0	127	550,000	572,128
January 2015	33	42.3	26	33.3	19	24.4	0	0.0	0	0.0	78	635,000	560,530
Year-to-date 2016	35	27.6	65	51.2	22	17.3	5	3.9	0	0.0	127	550,000	572,128
Year-to-date 2015	33	42.3	26	33.3	19	24.4	0	0.0	0	0.0	78	635,000	560,530
Bradford West Gwillimbury													
January 2016	8	24.2	25	75.8	0	0.0	0	0.0	0	0.0	33	570,000	550,051
January 2015	24	80.0	5	16.7	1	3.3	0	0.0	0	0.0	30	457,500	479,490
Year-to-date 2016	8	24.2	25	75.8	0	0.0	0	0.0	0	0.0	33	570,000	550,051
Year-to-date 2015	24	80.0	5	16.7	1	3.3	0	0.0	0	0.0	30	457,500	479,490
Town of Mono													
January 2016	8	17.8	20	44.4	12	26.7	5	11.1	0	0.0	45	610,000	630,744
January 2015	1	2.7	20	54.1	16	43.2	0	0.0	0	0.0	37	650,000	655,396
Year-to-date 2016	8	17.8	20	44.4	12	26.7	5	11.1	0	0.0	45	610,000	630,744
Year-to-date 2015	1	2.7	20	54.1	16	43.2	0	0.0	0	0.0	37	650,000	655,396
New Tecumseth													
January 2016	16	35.6	19	42.2	10	22.2	0	0.0	0	0.0	45	525,000	529,701
January 2015	7	77.8	1	11.1	1	11.1	0	0.0	0	0.0	9	-	440,657
Year-to-date 2016	16	35.6	19	42.2	10	22.2	0	0.0	0	0.0	45	525,000	529,701
Year-to-date 2015	7	77.8	1	11.1	1	11.1	0	0.0	0	0.0	9	-	440,657
Orangeville													
January 2016	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	-	-
January 2015	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2015	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
Toronto CMA													
January 2016	111	11.4	311	31.8	232	23.7	147	15.0	176	18.0	977	690,000	822,299
January 2015	112	12.5	236	26.4	195	21.8	168	18.8	182	20.4	893	720,000	887,152
Year-to-date 2016	111	11.4	311	31.8	232	23.7	147	15.0	176	18.0	977	690,000	822,299
Year-to-date 2015	112	12.5	236	26.4	195	21.8	168	18.8	182	20.4	893	720,000	887,152
Oshawa CMA													
January 2016	55	48.7	47	41.6	7	6.2	2	1.8	2	1.8	113	510,000	522,473
January 2015	56	69.1	20	24.7	1	1.2	3	3.7	1	1.2	81	420,000	458,292
Year-to-date 2016	55	48.7	47	41.6	7	6.2	2	1.8	2	1.8	113	510,000	522,473
Year-to-date 2015	56	69.1	20	24.7	1	1.2	3	3.7	1	1.2	81	420,000	458,292
Greater Toronto Area													
January 2016	131	13.5	293	30.2	219	22.6	146	15.1	180	18.6	969	680,000	820,187
January 2015	135	14.9	230	25.4	181	20.0	172	19.0	189	20.8	907	710,000	886,190
Year-to-date 2016	131	13.5	293	30.2	219	22.6	146	15.1	180	18.6	969	680,000	820,187
Year-to-date 2015	135	14.9	230	25.4	181	20.0	172	19.0	189	20.8	907	710,000	886,190

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2016						
Submarket	Jan 2016	Jan 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	1,731,802	2,006,428	-13.7	1,731,802	2,006,428	-13.7
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	-	-	n/a
North York	2,188,000	-	n/a	2,188,000	-	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	936,114	904,408	3.5	936,114	904,408	3.5
Aurora	870,138	972,539	-10.5	870,138	972,539	-10.5
East Gwillimbury	581,219	-	n/a	581,219	-	n/a
Georgina Township	531,290	541,543	-1.9	531,290	541,543	-1.9
King Township	1,384,703	1,107,573	25.0	1,384,703	1,107,573	25.0
Markham	1,062,979	898,023	18.4	1,062,979	898,023	18.4
Newmarket	706,803	779,500	-9.3	706,803	779,500	-9.3
Richmond Hill	1,693,836	950,740	78.2	1,693,836	950,740	78.2
Vaughan	1,033,481	1,023,732	1.0	1,033,481	1,023,732	1.0
Whitchurch-Stouffville	-	609,943	n/a	-	609,943	n/a
Peel Region	708,206	734,846	-3.6	708,206	734,846	-3.6
Brampton	663,362	658,859	0.7	663,362	658,859	0.7
Caledon	846,040	735,115	15.1	846,040	735,115	15.1
Mississauga	1,254,167	1,366,363	-8.2	1,254,167	1,366,363	-8.2
Halton Region	986,604	1,040,319	-5.2	986,604	1,040,319	-5.2
Burlington	-	1,509,998	n/a	-	1,509,998	n/a
Halton Hills	807,641	-	n/a	807,641	-	n/a
Milton	631,483	541,433	16.6	631,483	541,433	16.6
Oakville	1,752,497	1,212,946	44.5	1,752,497	1,212,946	44.5
Durham Region	552,818	508,978	8.6	552,818	508,978	8.6
Ajax	626,599	545,664	14.8	626,599	545,664	14.8
Brock	-	-	n/a	-	-	n/a
Clarington	444,771	420,383	5.8	444,771	420,383	5.8
Oshawa	510,367	470,389	8.5	510,367	470,389	8.5
Pickering	751,268	728,275	3.2	751,268	728,275	3.2
Scugog	-	-	n/a	-	-	n/a
Uxbridge	414,689	-	n/a	414,689	-	n/a
Whitby	736,692	564,706	30.5	736,692	564,706	30.5
Remainder of Toronto CMA	572,128	560,530	2.1	572,128	560,530	2.1
Bradford West Gwillimbury	550,051	479,490	14.7	550,051	479,490	14.7
Town of Mono	630,744	655,396	-3.8	630,744	655,396	-3.8
New Tecumseth	529,701	440,657	20.2	529,701	440,657	20.2
Orangeville	-	-	n/a	-	-	n/a
Toronto CMA	822,299	887,152	-7.3	822,299	887,152	-7.3
Oshawa CMA	522,473	458,292	14.0	522,473	458,292	14.0
Greater Toronto Area (GTA)	820,187	886,190	-7.4	820,187	886,190	-7.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Toronto Area
January 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	4,355	5.3	7,895	9,596	13,437	58.8	552,575	4.9	574,080
	February	6,338	10.6	8,060	10,503	12,741	63.3	596,163	7.8	591,393
	March	8,940	10.6	8,190	15,531	13,472	60.8	613,933	10.1	603,060
	April	11,303	16.5	8,426	18,117	13,401	62.9	635,932	10.0	609,392
	May	11,706	5.7	8,859	18,697	13,493	65.7	649,599	11.0	616,817
	June	11,992	17.8	8,803	17,746	13,528	65.1	639,184	12.3	623,288
	July	9,880	7.4	8,636	14,699	13,341	64.7	609,236	10.6	622,225
	August	7,998	5.2	8,555	12,628	13,677	62.6	602,607	10.3	627,462
	September	8,200	1.9	8,325	16,077	13,503	61.7	627,395	9.4	627,765
	October	8,804	2.9	8,568	13,339	13,580	63.1	630,876	7.4	627,259
	November	7,385	13.3	8,868	9,609	13,443	66.0	632,685	9.5	636,682
	December	4,945	11.2	8,662	4,783	13,710	63.2	609,110	9.4	639,873
2016	January	4,672	7.3	8,936	8,957	13,201	67.7	631,092	14.2	655,049
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	19,633	9.4		35,630			594,586	8.3	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	4,355	5.3		9,596			552,575	4.9	
	YTD 2016	4,672	7.3		8,957			631,092	14.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Durham Region
January 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	487	6.1	875	818	1,226	71.4	409,814	4.5	420,021
	February	699	17.9	883	1,028	1,224	72.1	420,532	13.6	422,189
	March	1,043	15.9	931	1,427	1,198	77.7	428,876	13.8	426,280
	April	1,250	14.7	941	1,692	1,247	75.5	437,473	13.2	428,602
	May	1,259	-0.7	972	1,734	1,260	77.1	445,611	15.0	435,762
	June	1,416	27.7	1,077	1,693	1,286	83.7	451,400	14.7	439,803
	July	1,120	5.4	961	1,412	1,240	77.5	448,585	14.1	441,918
	August	940	8.3	951	1,262	1,294	73.5	443,912	15.0	444,642
	September	925	-0.5	927	1,417	1,252	74.0	435,075	9.4	437,640
	October	941	1.3	944	1,211	1,267	74.5	440,623	12.8	446,180
	November	757	9.7	934	914	1,267	73.7	448,454	12.5	450,713
	December	531	19.6	971	470	1,317	73.7	444,415	15.6	461,023
2016	January	481	-1.2	894	739	1,191	75.1	440,771	7.6	451,791
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,229	14.2		3,273			422,095	11.5	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	487	6.1		818			409,814	4.5	
	YTD 2016	481	-1.2		739			440,771	7.6	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
January 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64		129.0	3,226	7.1	67.5	989
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
January 2016

		Interest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64		129.0	207.9	6.4	68.6	996
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units [illegible] a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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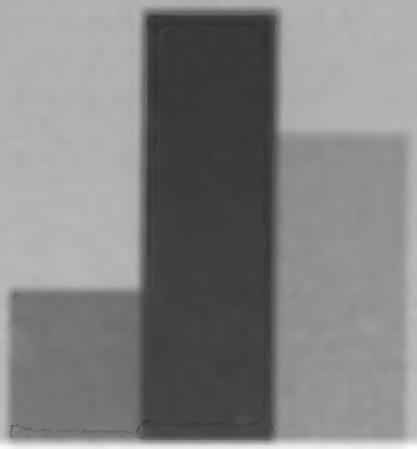

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